

063.A

Map

0005

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 427,800 /

USE VALUE: 427,800 /

ASSESSed: 427,800 /

Total Card /

Total Parcel

427,800

427,800

427,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PRESCOTT ST, ARLINGTON

OWNERSHIP

Owner 1:	KORNACHUK ANDREA
Owner 2:	
Owner 3:	
Street 1:	26 PRESCOTT ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ALEX THOMAS -
Owner 2:	-
Street 1:	14 RUSSELL ST #1
Twn/City:	Arlington
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 1295 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7235																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	427,800			427,800
Total Card	0.000	427,800			427,800
Total Parcel	0.000	427,800			427,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	330.35	/Parcel:	330.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	427,800	0	.		427,800		Year end	12/23/2021
2021	102	FV	415,400	0	.		415,400		Year End Roll	12/10/2020
2020	102	FV	409,100	0	.		409,100	409,100	Year End Roll	12/18/2019
2019	102	FV	413,200	0	.		413,200	413,200	Year End Roll	1/3/2019
2018	102	FV	365,300	0	.		365,300	365,300	Year End Roll	12/20/2017
2017	102	FV	332,800	0	.		332,800	332,800	Year End Roll	1/3/2017
2016	102	FV	332,800	0	.		332,800	332,800	Year End	1/4/2016
2015	102	FV	307,400	0	.		307,400	307,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEX THOMAS	33497-94		8/22/2001		299,900	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEX THOMAS	33497-94		8/22/2001		299,900	No	No	4	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEX THOMAS	33497-94		8/22/2001		299,900	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	265	Redo Bat	18,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
3/28/2012	Inspected	BR	B Rossignol
2/28/2002	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

